

7/25/11 8:26:33
DK W BK 661 PG 565
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

QUITCLAIM DEED

GRANTOR:

Mary A. Hixon
5840 Malone Road
Olive Branch, MS 38654
Telephone Number: (901) 603-3744

GRANTEE:

Mary Alice Hixon, Trustee of the
Mary Alice Hixon Revocable Trust
Dated July 20, 2011
5840 Malone Road
Olive Branch, MS 38654
Telephone Number: (901) 603-3744

INDEXING INSTRUCTIONS:

Lot 23, Section B, South Manor Estates, Sections 2 and 3, Township 2 South, Range 7 West, in
DeSoto County, Mississippi. *PB 39 Pg 44-45*

PREPARED BY:

Olen M. "Mac" Bailey, Jr.
The Bailey Law Firm,
A Professional Corporation
5100 Wheelis Drive, Suite 215
Memphis, Tennessee 38117
Voice 901-843-2760
Fax 901-843-2761
TN BOPR Number 017633
MSB Number 8428

RETURN TO:

[Signature] Olen M. "Mac" Bailey, Jr.,
The Bailey Law Firm,
A Professional Corporation
5100 Wheelis Drive, Suite 215
Memphis, Tennessee 38117
Voice 901-843-2760
Fax 901-843-2761
TN BOPR Number 017633
MSB Number 8428

QUITCLAIM DEED

THIS DEED is made and entered into by and between MARY A. HIXON, as **GRANTOR**, and MARY ALICE HIXON, trustee, or successor trustee(s) of the MARY ALICE HIXON REVOCABLE TRUST DATED JULY 20, 2011, as **GRANTEE**.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, the undersigned Grantor, does hereby bargain, convey, quitclaim, and release to the Grantee, all of the right, title and interest of the Grantor in the following described real property lying and being situated in DeSoto County, Mississippi, and more particularly described as follows:

Lot 23, Section B, South Manor Estates, Sections 2 and 3, Township 2 South, Range 7 West, in DeSoto County, Mississippi, as shown on plat of record in Plat Book 39, Pages 44-45, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

The above described real property is the same property conveyed to James A. Hixon and wife, Mary A. Hixon, the Grantor, by Warranty Deed filed for record in Book 268, at Page 101, in the office of the Chancery Clerk of DeSoto County, Mississippi. James A. Hixon died on March 23, 2011, leaving Mary A. Hixon as the surviving tenant by entirety and sole owner of the Real Property.

This deed is made subject to all applicable building restrictions, restrictive covenants, and easements of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantee assumes liability for the payment of all ad valorem taxes, levies and special assessments, if any, against the real property for the year in which this deed was executed, and for all future years for which the Grantee is the record owner of the real property.

At the request of the Grantor and the Grantee, this deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this deed is not intended as, nor constitutes, an opinion of title by the preparer.

WITNESS THE SIGNATURE of the undersigned, on this the 20th day of July, 2011.


MARY A. HIXON, Grantor

STATE OF TENNESSEE

COUNTY OF SHELBY

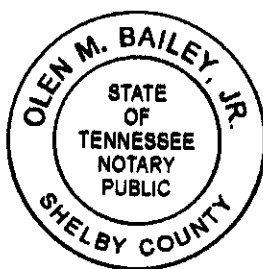
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 20th day of July, 2011, within my jurisdiction, the within named MARY A. HIXON, who acknowledged that the Grantor executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 20th day of July, 2011.



NOTARY PUBLIC

My commission expires:



My Commission Expires April 6, 2014